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of Nov 21 8 27 AM '96BK 309 PG 149
W.E. DAVIS CH. CLK.**WARRANTY DEED**

This Deed of Conveyance is this day made by the undersigned JOSEPH B. ECKLES, hereinafter referred to as the GRANTOR, and BRENDA FREEMAN, hereinafter referred to as the GRANTEE, WITNESSETH THAT:

For and in consideration of the sum of Ten Dollars (\$10.00) cash in hand paid by the GRANTEE to the GRANTOR, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged by the GRANTOR, JOSEPH B. ECKLES, the GRANTOR does hereby and by these presents sell, convey, and warrant unto BRENDA FREEMAN, the GRANTEE, the hereinafter described real property located in DeSoto County, Mississippi, and being described as follows, to-wit:

Description of a 2.0 acre Lot as part of a 10.16 Acre Tract in Section 14, Township 3 South, Range 8 West, DeSoto County, Mississippi.

Beginning at the intersection of the centerline of Scott Road and the centerline of the right of way of Oak Grove Road, said point being a point 2012.79 feet east of the southwest corner of Section 14, Township 3 South, Range 8 West; thence east 40 feet along said centerline of Oak Grove Road to a point; thence north 40 feet to a point in the north right of way of Oak Grove Road and the east right of way of Scott Road; thence east 288.19 feet along the north right of way of Oak Grove Road to the point of beginning of the following 2.0 acre lot; thence north 0°01'26" west 270.0 feet to a point; thence north 88°44'51" east 369.11 feet to a point in the east line of the original 10.16 acre tract; thence south 21°32'24" west 65.15 feet along an existing ditch and said east line to a point; thence south 9°18'17" west 151.90 feet along said ditch and property line to a point; thence south 46°14'02" west 97.53 feet along said ditch to the southeast corner of said 10.16 acre tract and a point in the north right of way of Oak Grove Road; thence south 89°58'34" west 250.0 feet to the point of beginning and containing 2.0 acres more or less. All bearings are magnetic. Said property being located in the southwest quarter of the above noted section, township, and range.

The foregoing covenant of warranty is made subject to rights of ways and easements for public roads and public utilities, subdivision and zoning regulations in effect in DeSoto County, Mississippi; and to any prior reservation or conveyance of minerals of every kind and character, including, but not limited to, oil, gas,

sand and gravel in, on and under the subject property.

Taxes and assessments against said property for the year 1996 shall be paid by the GRANTOR and taxes and assessments for the year 1997 shall be the responsibility of the GRANTEE, and all subsequent years are hereby excepted from the foregoing covenant of warranty.

The Grantor warrants that the property being conveyed herein is no part or parcel of his homestead.

Possession shall be given upon delivery of this deed.

WITNESS the signature of the GRANTOR on this the 15th day of November, 1996.


JOSEPH B. ECKLES

STATE OF MISSISSIPPI
COUNTY OF DESOTO

Personally appeared before me, the undersigned authority in and for the said county and state, on this the 15th day of November, 1996, within my jurisdiction, the within named JOSEPH B. ECKLES, who acknowledged that he executed the above and foregoing instrument.


NOTARY PUBLIC

My Commission Expires:

MISSISSIPPI STATEWIDE NOTARY PUBLIC
MY COMMISSION EXPIRES SEPT. 24, 1999

(SEAL)

GRANTOR'S ADDRESS:

2618 Scott Road
Hernando, MS 38632
RES. TEL.: 601/429-1456
BUS. TEL.: 601/429-1621

GRANTEE'S ADDRESS:

Route 3 - Box 398
Coldwater, MS 38618
RES. TEL.: 601/233-2974
BUS. TEL.: N/A

96358

PREPARED BY:
KENNETH E. STOCKTON
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